

McGhee-Tyson ANGB Water Distribution System

Table of Contents

MCGHEE-TYSON ANGB WATER DISTRIBUTION SYSTEM	I
J11 MCGHEE-TYSON ANGB WATER DISTRIBUTION SYSTEM	1
J11.1 MCGHEE-TYSON ANGB OVERVIEW.....	1
J11.2 WATER DISTRIBUTION SYSTEM DESCRIPTION.....	1
J11.2.1 Water Distribution System Fixed Equipment Inventory	1
J11.2.1.1 Description.....	1
J11.2.1.2 Inventory	2
J11.2.2 Water Distribution System Non-Fixed Equipment and Specialized Tools	5
J11.2.3 Water Distribution System Manuals, Drawings, and Records.....	5
J11.3 SPECIFIC SERVICE REQUIREMENTS.....	6
J11.4 CURRENT SERVICE ARRANGEMENT.....	6
J11.5 SECONDARY METERING.....	6
J11.5.1 Existing Secondary Meters	6
J11.5.2 Required New Secondary Meters	7
J11.6 MONTHLY SUBMITTALS.....	7
J11.7 WATER CONSERVATION PROJECTS.....	8
J11.8 SERVICE AREA	8
J11.9 OFF-INSTALLATION SITES	8
J11.10 SPECIFIC TRANSITION REQUIREMENTS.....	8
J11.11 GOVERNMENT RECOGNIZED SYSTEM DEFICIENCIES.....	8

List of Tables

Fixed Inventory	2
Spare Parts	5
Specialized Vehicles and Tools	5
Manuals, Drawings, and Records.....	5
Existing Secondary Meters.....	6
New Secondary Meters.....	7
Service Connections and Disconnections	8
System Deficiencies.....	8

J11 McGhee-Tyson ANGB Water Distribution System

J11.1 McGhee-Tyson ANGB Overview

The McGhee-Tyson ANGB is located on McGhee-Tyson Airport in Alcoa, Tennessee and is approximately 13 miles south of Knoxville, Tennessee. The installation is home to the 134th Air Refueling Wing and consists of 358 acres. An adjacent twelve-acre parcel (included in this privatization effort) houses the 119th Tactical Control Squadron (GSU), Alcoa Air National Guard Station, and a Tennessee Army National Guard unit. The base is located on the northwest side of the airport with a total of 39 buildings: 22 industrial, 10 administrative, 3 dormitories, and 4 service buildings; totaling 651,000 square feet. Day-to-day activities are managed by a force of 823 full-time personnel. Two weekends per month the population increases to 1700 during military training assemblies. The 134th Air Refueling Wing flies KC-135E tankers and its mission is to train, equip, and maintain units and individuals to meet worldwide requirements for federal day-to-day and mobilization missions and state emergencies.

J11.2 Water Distribution System Description

J11.2.1 Water Distribution System Fixed Equipment Inventory

The McGhee-Tyson ANGB water distribution system consists of all appurtenances physically connected to the distribution system from the point in which the distribution system enters the Installation and Government ownership currently starts to the point of demarcation, defined by the Right of Way. The system may include, but is not limited to, pipelines, valves, and fire hydrants.. The actual inventory of items sold will be in the bill of sale at the time the system is transferred. The following description and inventory is included to provide the Contractor with a general understanding of the size and configuration of the distribution system. The Government makes no representation that the inventory is accurate. The Contractor shall base its proposal on site inspections, information in the technical library, other pertinent information, and to a lesser degree the following description and inventory. Under no circumstances shall the Contractor be entitled to any service charge adjustments based on the accuracy of the following description and inventory.

Specifically excluded from the water distribution system privatization are:

?? Lawn sprinkler systems

?? Fire suppression systems protection hangars (Equipment located at facility 340 and 341)

J11.2.1.1 Description

McGhee-Tyson ANGB receives water service from the City of Alcoa utilities department. Water is delivered to the base at approximately 80 psig and metered at 2 locations. The distribution system is a dead end configuration and consists of approximately 20,800 linear feet of PVC pipe, 3,600 linear feet of ductile iron pipe, 600 linear feet of cast iron pipe, 2,900 linear feet of copper pipe, 500 linear feet of galvanized iron pipe and 5,700 linear feet of cement asbestos pipe. Approximately 1,200 linear feet of the PVC pipe is marked with tracer wire. Pipe diameters range from 1 inch to 12 inches

and pipe is buried from 2 to 6 feet deep. The system also has 61 cast iron gate valves and 42 fire hydrant assemblies. The base has one above ground 218,000 gallon steel storage tank, primarily used to support aircraft hangar fire suppression. The tank and associated pumps are not included in this solicitation. There are no wells, water treatment labs, external backflow prevention devices, post indicator valves (PIVs), or cathodic protection devices included in this privatization. Base personnel indicate the current system capacity is adequate and sufficient to meet the planned expansion of base facilities.

J11.2.1.2 Inventory

Table 1 provides a general listing of the major water distribution system fixed assets for the McGhee-Tyson ANGB water distribution system included in the sale.

TABLE 1

Fixed Inventory

Water Distribution System McGhee-Tyson ANGB

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
PVC Pipe				
	1	186	LF	1982
	2	904	LF	1997
	6	171	LF	1985
	6	360	LF	1998
	8	812	LF	1989
	8	1926	LF	1998
	8	1350	LF	2000
	10	6504	LF	1985
	10	3230	LF	1998
	10	1557	LF	2000
	12	3323	LF	1985
	12	437	LF	2000
Ductile Iron Pipe				
	6	700	LF	1992
	6	107	LF	1999
	6	288	LF	1968
	6	330	LF	1993
	8	1016	LF	1989
	8	681	LF	1994
	8	427	LF	1996

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
Cast Iron Pipe				
	4	534	LF	1951
Copper Pipe				
	1.5	75	LF	1975
	2	159	LF	1980
	2	193	LF	1981
	2	102	LF	1984
	2	802	LF	1985
	2	323	LF	1988
	2	230	LF	1992
	3	454	LF	1992
	3	201	LF	1994
	4	263	LF	1992
Galvanized Iron Pipe				
	1.5	544	LF	1975
Cement Asbestos Pipe	6	1490	LF	1951
	8	4184	LF	1951
Iron Gate Valves				
	1	1	EA	1981
	1.5	1	EA	1975
	2	1	EA	1981
	2	4	EA	1985
	2	2	EA	1988
	2	2	EA	1992
	2	1	EA	1987
Cast Iron Gate Valves				
	3	1	EA	1992
	3	1	EA	1994
	3	1	EA	1999
	6	1	EA	1951

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
	6	1	EA	1968
	6	3	EA	1992
	6	2	EA	1998
	6	1	EA	1991
	6	1	EA	1993
	8	1	EA	1992
	8	1	EA	1984
	8	1	EA	1994
	8	4	EA	1989
	8	6	EA	2000
	8	10	EA	1998
	8	2	EA	1996
	8	4	EA	1951
	8	1	EA	1952
	10	1	EA	1951
	10	4	EA	1985
	10	2	EA	2000
Fire Hydrant Assemblies				
	6	1	EA	1994
	6	33	EA	1985
	6	2	EA	1989
	6	1	EA	1991
	6	2	EA	2000
	6	2	EA	1988
	6	1	EA	1995
Water meters				
	1 inch	1	EA	1951
	2 inch	1	EA	1981
	2 inch	2	EA	1951
	2 inch	1	EA	1988

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
Water meters cont	2 inch	1	EA	1985
	2 inch	1	EA	1992
	2 inch	1	EA	1980
	2 inch	1	EA	1991
	3 inch	2	EA	1993
	3 inch	1	EA	1991
	3 inch	1	EA	1999
Notes: PVC = Polyvinyl chloride EA = Each In = inches LF = Linear Feet				

J11.2.2 Water Distribution System Non-Fixed Equipment and Specialized Tools

Table 2 lists other ancillary equipment (spare parts) and **Table 3** lists specialized vehicles and tools included in the purchase. Offerors shall field verify all equipment, vehicles, and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment, vehicles, and tools.

TABLE 2
Spare Parts
Water System McGhee-Tyson ANGB

Qty	Item	Make/Model	Description	Remarks
None				

TABLE 3
Specialized Vehicles and Tools
Water Distribution System McGhee-Tyson ANGB

Description	Quantity	Location	Maker
None			

J11.2.3 Water Distribution System Manuals, Drawings, and Records

Table 4 lists the manuals, drawings, and records that will be transferred with the system.

TABLE 4
Manuals, Drawings, and Records
Water Distribution System McGhee-Tyson ANGB

Qty	Item Description	Remarks
1	Base Wide Water Utility Map	AutoCAD Release Version 14

J11.3 Specific Service Requirements

The service requirements for the McGhee-Tyson ANGB water distribution system are as defined in the Section C Description/Specifications/Work Statement.

J11.4 Current Service Arrangement

?? Provider Name: City of Alcoa

?? Average Annual Usage: 18,915,000 gallons (October 1999 - September 2000)

?? Maximum Monthly Use: 2,119,000 gallons - April

?? Minimum Monthly Use: 1,007,000 gallons - December

J11.5 Secondary Metering

J11.5.1 Existing Secondary Meters

Table 5 provides a listing of the existing (at the time of contract award) secondary meters that will be transferred to the Contractor. The Contractor shall provide meter readings for all secondary meters IAW Paragraph C.3 and J11.6 below.

TABLE 5

Existing Secondary Meters

Water Distribution System McGhee-Tyson ANGB

Meter Location (Building Number)	Meter Description (Type)
101	Neptune
102	Hersey
123	Master Meter
134	Hersey
207	Hersey
208	Hersey
402	Bager
404	Hersey
406	Hersey
408	Bager

Meter Location (Building Number)	Meter Description (Type)
410	Bager
412	Master Meter

J11.5.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in **Table 6**. New secondary meters shall be installed IAW Paragraph C.13 Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Paragraphs C.3 and J11.6 below.

TABLE 6

New Secondary Meters

Water Distribution System McGhee-Tyson ANGB

Meter Location (Building)
110
120
150
246
320
420

J11.6 Monthly Submittals

The Contractor shall provide the Government monthly submittals for the following:

1. Invoice (IAW G.2). The Contractor's monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. Invoices shall be submitted by the 25th of each month for the previous month. Invoices shall be submitted to the person identified at time of contract award.
2. Outage Report. The Contractor's monthly outage report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Outage reports shall be submitted by the 25th of each month for the previous month. Outage reports shall be submitted to the person identified at time of contract award.
3. Meter Reading Report. The monthly meter reading report shall show the current and previous month readings for all identified secondary meters. The Contractor's monthly meter reading report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Meter reading reports shall be submitted by the 15th of each month for the previous month. Meter reading reports shall be submitted to the person identified at time of contract award.

J11.7 Water Conservation Projects

IAW Paragraph C.3 Utility Service Requirement, the following projects have been implemented by the Government for conservation purposes. None

J11.8 Service Area

No off-installation sites are included in the sale of the McGhee-Tyson ANGB water distribution system. Note: A twelve acre parcel housing the 119th Tactical Control Squadron (GSU), Alcoa Air National Guard Station and an Army National Guard unit is contiguous to the base and included in this solicitation.

J11.9 Off-Installation Sites

No off-installation sites are included in the sale of the McGhee-Tyson ANGB water distribution system.

J11.10 Specific Transition Requirements

IAW Paragraph C.13 Transition Plan, **Table 7** provides a listing of service connections and disconnections required upon transfer.

TABLE 7
Service Connections and Disconnections
Water Distribution System McGhee-Tyson ANGB

Location	Description
None	

J11.11 Government Recognized System Deficiencies

Table 8 provides a listing of system improvements that the Government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the McGhee-Tyson ANGB water distribution system. If the utility system is sold, the Government will not accomplish these planned improvements. The Contractor shall make a determination as to its actual need to accomplish and the timing of any and all such planned improvements. Capital upgrade projects shall be proposed through the Capital Upgrades and Renewals and Replacements Plan process and will be recovered Schedule L-3. Renewal and replacement projects will be recovered through Sub-CLIN AB.

TABLE 8
System Deficiencies
Water Distribution System McGhee-Tyson ANGB

Project Location	Project Description
None	

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